



**COUNTYWIDE
AUGUST 2016
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	1,850
Inspections Performed	5,197
Certificates of Occupancy Issued	32

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	14
Inspections Performed	186

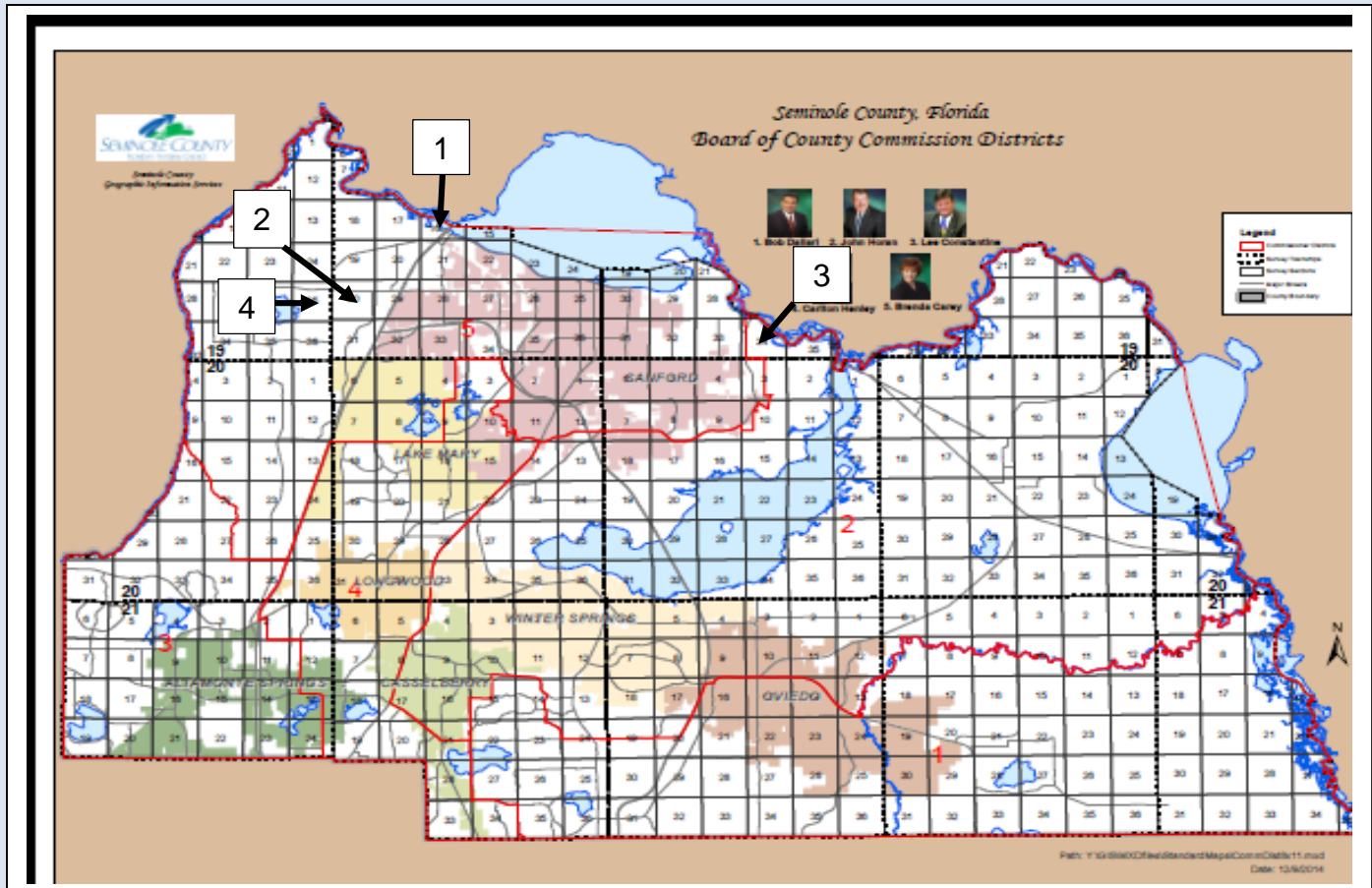
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	7
Land Use Amendments	1
Rezones	1
PD Rezones	5
Small Site Plans	12
Site Plans	4
Subdivision – PSP	3
Subdivision – Engineering	2
Subdivision – Plats	2
Minor Plats	1
Land Split	0
Vacates	2
Special Events, Arbor, Special Exceptions, Minor Amendments	14

DISTRICT FIVE AUGUST 2016 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. **LEGACY POINT PRE-APPLICATION** – Proposed Rezone from A-1 to PD and Subdivision of 3.82 acres into 22 single family residential lots; located on the north side of Orange Boulevard, west of Ashdown Court; Parcel I. D. # 16-19-30-5AB-0900-0030; (Moe Musleem, Berkshire Properties, Applicant, and John Herbert, American Civil Eng., Consultant); BCC District 5 – Carey; (16-80000071); (Joy Giles, Project Manager). (August 3, 2016 DRC meeting)
2. **LIGONIER MINISTRIES PRE-APPLICATION** – Proposed PD Amendment for a chapel and college campus on 42.166 acres; located southeast of Wayside Drive and Ligonier Court; Parcel I. D. # 30-19-30-522-0000-0010+++; (Jim Moore, Ligonier Ministries, Applicant, and Jack Weinstein, Donald McIntosh Assoc., Consultant); BCC District 5 – Carey; (16-80000072); (Joy Giles, Project Manager). (August 3, 2016 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

3. **CAMERON HEIGHTS VILLAGE B PRE-APPLICATION** – Proposed Subdivision of 27.76 acres into 97 single-family residential lots in the PD zoning district; located on the northeast corner of Sipes Avenue and Oneal Street; Parcel I. D. # 33-19-31-300-0340-0000+++; (Dan Edwards, KB Homes, Applicant, and David Stokes, Madden, Moorhead & Stokes, Consultant); BCC District 5 – Carey; (16-80000079); (Matt Davidson, Project Manager). (August 24, 2016 DRC meeting)
4. **THE ROCK ACADEMY SPECIAL EXCEPTION** – Proposed Special Exception for a private school on 10.71 acres in the A-1 zoning district; located on the southeast corner of W. SR 46 and Gladeview Drive; Parcel I. D. # 25-19-29-300-0290-0000; (Steven Parker, The Rock of Central FL, Applicant); BCC District 5 – Carey; (16-32000006); (Denny Gibbs, Project Manager). (Comments Only – August 24, 2016 DRC meeting)

PROJECTS STARTING CONSTRUCTION

None for District 5

BOARD ITEMS

*Seminole County, Florida
County Commission Districts*

Note: Site locations are approximate

PLANNING AND ZONING COMMISSION August 3, 2016

- HICKMAN PL PSP** – Approve the Preliminary Subdivision Plan (PSP) for the Hickman Place subdivision containing two (2) commercial lots and a sign tract on Lot 1 on 2.76 acres zoned C-2 (Retail Commercial), located at the NE intersection of SR 46 and Hickman Drive; (Manhar Patel, Applicant) District 5 - Carey (Rebecca Hammock, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS August 9, 2016

- SILVERLEAF PARK BOND** – Authorize the release of Maintenance Bond # 1027845 in the amount of \$230,329.35 for Silverleaf Park; (KB Home Orlando, LLC, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*
- STEEPLE CHASE BOND** – Authorize release of Roads, Streets, and Drainage Performance Bond # SU1126064 in the amount of \$432,408.62 for the Steeple Chase Subdivision; (Taylor Morrison of Florida, Inc., Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Approved*

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BOARD OF COUNTY COMMISSIONERS
August 9, 2016

2. **SILVERLEAF PARK BOND** – Authorize the release of Maintenance Bond # 1027845 in the amount of \$230,329.35 for Silverleaf Park; (KB Home Orlando, LLC, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*
3. **STEEPLE CHASE BOND** – Authorize release of Roads, Streets, and Drainage Performance Bond # SU1126064 in the amount of \$432,408.62 for the Steeple Chase Subdivision; (Taylor Morrison of Florida, Inc., Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued

August 9, 2016

4. **ESTATES AT PEARL LAKE BOND** – Authorize release of Roads, Streets, and Drainage Performance Bond # 0178034 in the amount of \$311,831.30 for the Estates at Pearl Lake Subdivision; (Taylor Morrison of Florida, Inc., Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Approved*
5. **COVENTRY BOND** – Authorize release of Roads, Streets, and Drainage Performance Bond # 0178088 in the amount of \$725,495.45 for the Coventry Subdivision; (Taylor Morrison of Florida, Inc., Applicant) District 5 - Carey (Joy Giles, Project Manager) – *Approved*
6. **RIVERSIDE OAKS PD REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a single family residential subdivision on approximately 64.58 acres, located on the north side of Celery Avenue, approximately ½ mile west of Cameron Avenue; (Z2016-014) (Madden, Moorhead & Glunt, Applicant) District 5 - Carey (Joy Giles, Project Manager)

CODE ENFORCEMENT SPECIAL MAGISTRATE

August 11, 2016

7. **600 SHADOWMOSS CIR** – Any weed growth, grass growth, undergrowth, or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, and is in excess of eight (8) inches in height as measured from the soil level. Joann Tamulonis, Code Enforcement Officer. *Order entered extending compliance date to August 25, 2016 and rescinding the accrued fine to-date.*

BOARD OF ADJUSTMENT

August 22, 2016

8. **1801 BEACON DR** – Request for: (1) a side yard (north) setback variance from ten (10) feet to zero (0) feet; and (2) a side yard (south) setback variance from ten (10) feet to zero (0) feet for a boat dock in the R-1AA (Single Family Dwelling) district for a property located on the east side of Beacon Drive, approximately 736 feet north of Canal Drive, and more particularly known as 1801 Beacon Drive; BV2016-44 (Highway 40 Enterprises LLC, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*
9. **HICKMAN DR (TRACT A) SIGN HEIGHT VARIANCE** – Request for a maximum height variance for an existing pole sign from fifteen (15) feet to sixty-five (65) feet for property located on the east side of Hickman Drive, approximately 600 feet north of West State Road 46, and more particularly known as Hickman Drive (Tract A); BV2016-52 (Manhar Patel, Applicant) District 5 - Carey (Matt Davidson, Project Manager) – *Approved*
10. **W SR 46 (4660) WaWa Sign Variance** – Request for a maximum total sign copy area variance from 186.20 square feet to 209.43 square feet for the WaWa Convenience Store property located on the northeast corner of West State Road 46 and Hickman Drive, and more particularly known as 4660 West State Road 46; BV2016-55 (Gregory Davis, Applicant) District 5 - Carey (Matt Davidson, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS

August 23, 2016

Countywide Item:

RELEASE OF PERFORMANCE BONDS – Authorize release of five (5) various Performance Bonds for Roads, Streets, Drainage, Water and Sewer Systems; Countywide (Brian Walker, Project Manager) – *Approved*

11. **STEEPLE CHASE DRAINAGE EASEMENT** – Adopt the Resolution vacating and abandoning a 102 square foot portion of a platted 8-foot by 75.46-foot Drainage Easement on Lot 124, STEEPLE CHASE, as recorded in the Public Records of Seminole County, Florida in Plat Book 78, Pages 59-63, more particularly known as 3959 Equine Cove; (Colleen M. Conyngham, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*

12. **FESTIVAL DEL BACALAITO SPECIAL EVENT PERMIT** – 440 Hickman Drive, Sanford, September 24 and 25, 2016 (Alex Torres, Applicant) District 5 - Carey (Angi Kealhofer, Project Manager) – *Approved*

13. **1250 DUNBAR AVE NUISANCE ABATEMENT** – Consider adoption of a Resolution issuing an Order: to declare the existence of a Public Nuisance at 1250 Dunbar Avenue, Sanford; to require corrective action by October 22, 2016; and to authorize necessary corrective action by the County in the event the nuisance is not abated by the record owner. District 5 - Carey (Liz Parkhurst, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

August 25, 2016

14. **2270 CHURCH ST** – Any weed growth, grass growth, undergrowth, or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, and is in excess of eight (8) inches in height as measured from the soil level. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$3,700.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

15. **901 MOTON AVE** – Unusable or abandoned furniture. Vincent Bavaro, Code Enforcement Officer. Respondent complied prior to hearing.

16. **901 MOTON AVE** – The accumulation of trash and debris. Vincent Bavaro, Code Enforcement Officer. Respondent complied prior to hearing.